

138 River View Avenue, South Guildford, WA, 6055



House For Sale

Saturday, 14 September 2024

138 River View Avenue, South Guildford, WA, 6055

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



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A Spacious Family Haven with Endless Possibilities

Welcome to this expansive, character-filled family home, set on a generous 1,017sqm block. Built in 1999, this home offers room for everyone, with an inviting and comfortable atmosphere that has been lovingly maintained and thoughtfully updated. From the four spacious bedrooms and additional activity and games rooms to the open-plan living, dining, and kitchen areas, every corner of this home is designed for family living. The formal lounge and dining rooms offer even more space to entertain or relax. With its impressive floor plan and thoughtful layout, this home provides the perfect balance of function and flow, making it ideal for growing families or those looking for space to spread out.

When you include the workshop with its separate office (and own entry) and the garage, you're looking at a massive 400sqm of building.

There are so many different spaces to enjoy, creating lifelong memories, both at home and outdoors in the beautiful surrounding neighbourhood right on the banks of the Swan River. You're just moments away from the historic Guildford Township, with its charming cafés and fascinating shops, and where you can catch the train to the City or nearby Midland with its great shopping. There are a variety of schools and colleges nearby, including the renowned Guildford Grammar School. A short drive away is the scenic Swan Valley, home to vineyards and artisan crafts. Plus, you have easy access to the airport, the city, and great shopping close at hand. It's a fantastic place to raise a family, perhaps start a business from home, but above all, to simply enjoy.

COMPRISING:

- 4 bedrooms
- 2 bathrooms
- 5th bedroom/study
- Open-plan casual living/dining
- Kitchen with large island
- Games room
- Formal lounge room
- Formal dining room
- Functional workshop
- Adjoining office
- Double garage and store

FEATURES:

- Ducted air-conditioning
- Air-con in the office
- Walk-in robes to 3 bedrooms
- Rooftop solar
- Cat 5 internet
- Above-ground pool

Council rates: TBA

Water rates approx. \$1,385.80 P/A